

# Middletown Planning and Zoning Commission



Chair	Thom Pattavina ('27)	
Vice-Chair	Tyler Eckstrom ('29)	
Secretary	Nathaniel Spencer ('27)	
Members	Elizabeth Emery ('27)	Morgan Monarca ('27)
	Andrew Reagan ('29)	Vinny Szynkowicz ('29)
Alternates	Alan Cunningham ('27)	Emily McEvoy ('27)
	Konrad Lenart ('29)	
Ex- Officio	Mayor Gene Nocera	
	Marek Kozikowski, AICP, Director of Land Use	

## REGULAR MEETING REVISED AGENDA

**WEDNESDAY, March 11, 2026**  
**Council Chambers, City Hall & Virtual on WebEx**  
**7:00 P.M.**

Members of the public may view/listen to the meeting as follows:

1. Going to <https://webex.com> and joining the meeting using the meeting number and password located below.
2. Launching the WebEx application and joining the meeting using the meeting number and password located below.
3. Via telephone at 1-408-418-9388 and the appropriate access code.

**Meeting Number/Access Code:** 2330 880 0340  
**Event Password:** Middletown

Alternatively, members of the public can attend the meeting at the following link:  
<https://middletownct.webex.com/middletownct/j.php?MTID=m66dec23b6766439af4093588b550332c>

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Items removed from the Agenda**
- 4. Public comment on items on the agenda which are not currently scheduled for a public hearing**
- 5. Confirmation that all hearing signs have been properly posted**
- 6. Public Hearing**
- 7. Old Business**
- 8. New Business**
  - 8.1. Request for a subdivision creating three (3) lots from a 6.3 acre property located at Freeman Road (Map-Lot: 54-0028) in the R-60 zone. Applicant/Agent: KWB, LLC. [S2026-1](#)
  - 8.2. Request for a site plan approval for the construction of an 18,000 SF addition to the existing building located at 2175 South Main Street in the I-4 zone. Applicant/Agent: AMI Sports, LLC. [SPR2025-236](#)

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.

8.3. Request for an affirmative GS 8-24 report for a new commercial lease for Wild Rose Studio, LLC at the R.M. Keating Historical Enterprise Park. 180 Johnson Street. Applicant/Agent: Christine Marques/Economic and Community Development. [GS 8-24 2026-2](#)

8.4. Request for the partial release and allocation of the Mercy View Subdivision bond, Subdivision S2016-1, in accordance with the Purchase and Sale Agreement between the City of Middletown and Coccomo II, LLC Applicant/Agent: City of Middletown. [S2026-1](#)

**9. Public comment on topics which are not or have not been subject of a public hearing**

**10. Minutes, Staff Reports, and Commission Affairs**

10.1. Minutes of the [February 11, 2026](#) regular meeting.

10.2. RiverCOG Report

10.3. Staff Report

10.4. Commission Affairs

**11. Adjournment**

**Alternates: 1) Konrad Lenart; 2) Emily McEvoy; 3) Alan Cunningham**